



# CITY OF RICHMOND

## Department of Planning & Development Review *Staff Report*

**Location 2020-001:** Location Review of a proposed access easement at the intersection of a 12' public alley and Albemarle Avenue.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** August 3, 2020

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### **PETITIONER**

Doug Mawby, Department of Public Works

### **LOCATION**

300 Albemarle Avenue

### **PURPOSE**

Location approval of an access easement across the property known as 300 Albemarle Avenue.

### **SUMMARY & RECOMMENDATION**

The need for this easement is due to the unusual layout of the lots in this subdivision. As recorded, Albemarle Avenue has curves in it at either end that turn the street 90 degrees to meet up with the connecting streets. At these curves public alleys connect, but not in a clean, direct manner, as depicted on the included parcel map and survey. This arrangement does not allow useable access for vehicles to the alley and the lots that need it for rear yard access. The need for this easement was highlighted when the owner of the subject property wanted to construct a parking area on his lot. The construction of this parking area would have blocked access to the public alley as the alley entrance was passing over the subject property.

To remedy this, the property owner agreed to move his parking area closer to his house, the City constructed a new alley apron to connect to Albemarle Avenue in a manner that would allow proper vehicular access. The property owner of the subject property agreed to provide this easement over his property to guarantee permanent access to the alley. It is important to note that the area over which this easement passes has been paved as part of the street for more than 20 years. Acceptance of this easement will help codify an existing, long-standing condition.

Department of Public Works Staff recommends approval.

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### **FINDINGS OF FACT**

#### **Site Description**

The easement encompasses 131SF of the property known as 300 Albemarle Avenue, near Grove Avenue in the Stonewall Court neighborhood of the Far West Planning District. The property is 6,898 SF in area and is improved with a single-family dwelling.

#### **Proposed Use**

Access to adjacent alley

#### **Master Plan & Zoning**

The City of Richmond's Master Plan designates a future land use for the property as Single-Family (Low Density). The property is located in the R-5 Single-Family Residential District.

#### **Surrounding Area**

Single-family land use predominates the vicinity of the subject property.

#### **Staff Contact:**

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